

# Project Narrative

**The Saguaro Forest at Desert Mountain – Part Fourteen**  
**(Desert Mountain, Phase III, Unit Forty-Three)**  
**Development Review Board Application**  
**Preliminary Plat Application**  
333-PA-05  
November 2005

## Introduction

Desert Mountain's Master Plan is based upon the concept of creating several small-scale residential villages within the overall project. Each village is carefully planned to fit harmoniously with the natural desert and within the community context of the Master Plan. *The Saguaro Forest* represents the largest and most dramatic residential village within the entire community and is made up of several small residential enclaves located in and around the Chiricahua Golf Course.

With this application, Desert Mountain Properties is requesting Scottsdale's Development Review Board approval of the Preliminary Plat for The Saguaro Forest at Desert Mountain – Part Fourteen. The request is more specifically for approval of the site plan, cut & fill conditions, retaining wall conditions and heights, street and driveway design (including unique design criteria and special conditions), fire and emergency access, water design report, and wastewater design reports.

This residential enclave is the second phase of developer-built luxury homes that will be located within The Saguaro Forest community, the first being The Chiricahua Villas. Located to the northeast of the recently plated Saguaro Forest Part-Twelve, the very rugged terrain of this parcel includes rolling hills, sloping plateaus, deeply incised washes and steep slopes that create spectacular views of city lights, open space, natural landforms and the adjacent mountains. This Preliminary Plat consists of **20 homesites on 58.192 gross acres** for an ultra-low **gross density of only 0.35 units per acre**. Lot sizes range from a minimum of .054 acres to as large as 4.06 acres with an average lot size of 2.0 acres per lot. Desert Mountain Properties plans to develop and construct the entire project, including the homes.

## **Zoning**

This project is primarily zoned R-4R and also zoned R1-35 ESL under zoning case #31-ZN-92. The amended development standards for the R-4R zoning district as approved by zoning case #31-ZN-92 shall apply to this application. The land use, density, and lot sizes are consistent with the General Plan and the approved Master Plan for Desert Mountain. Although the approved zoning unit cap in the R-4R district allows up to 438 total units, Desert Mountain has elected a significantly lower density due to our desire to develop very large custom homesites and due to environmental, visual and community considerations.

This Preliminary Plat consists of a total of 58.192 acres and is made up of two zoning districts:

- 56.15 acres zoned R-4R
- 2.04 acres zoned R1-35 ESL

## **Location**

The Saguaro Forest at Desert Mountain – Part Fourteen is located in the northwest portion of the Desert Mountain Master Plan at the base of the Continental Mountains. The site is accessed through the community via Desert Mountain Parkway, which is the primary circulation route throughout the community. Residents and guests will pass through the Saguaro Forest Caretakers Cottage and follow Saguaro Forest Drive to Chiricahua Pass. Chiricahua Pass provides the primary access to this site. A secondary means of access to this site is provided from the east along Reflecting Mountain Way, a street within Saguaro Forest – Part Six, which connects to Chiricahua Pass.

## **Site Design**

The natural terrain of this project is extremely diverse and includes sloping plateau areas, rugged rolling ridges, deeply incised washes, dominant landforms, steep side slopes and a dramatic mountain backdrop. The design of the site carefully incorporates these natural formations in a manner that will cause minimal disturbance to the natural desert.

Each lot will have a building envelope within which all construction activity must be contained. Each building envelope has been carefully designed “in the field” to avoid the natural washes and to avoid very steep slopes so that the homes will be located where they are best suited on the terrain. These building envelopes further reinforce the harmonious tie to the natural desert. In addition, the site design of the homes have varying setbacks from the street as well as finished floor levels that step with the terrain, all in an effort to create a more natural design response. Naturally contoured grading and arid-type landscaping will result in finished homes that quietly nestle into the site.

The streets have been located based on the natural characteristics of the site with the desire to minimize the visual impact by placing the streets in the low portions of the site or in locations that will be generally hidden from a distance. Wherever possible, the street was designed to

follow an existing jeep trail scar. Modified street standards are being requested to further minimize the impact of the roads on the natural environment.

### **Architecture Design**

Desert Mountain Properties proposes to construct single-family detached homes on this parcel in a design style similar to a desert contemporary ranch. The architectural design of these homes is consistent with the “Desert Contemporary” style described in the Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment.

### **ESL Landforms and Special Features**

The Saguaro Forest at Desert Mountain – Part Eleven is located in two ESL Landform Classifications. The western portion of the site is located in the Upper Desert Landform and consists of 1.46 acres. The eastern portion of the site is located in the Hillside Landform and consists of 56.73 acres. The landform line is taken from the City of Scottsdale’s ESLO Landforms and Protected Peaks and Ridges Map, No. 54. NO revisions to the ESLO Map are being requested by this application.

None of the special features identified on the City’s ESLO Special Features Map will be impacted by this proposed development. The only applicable Special Features condition is a Protected Ridge Line and no development is proposed within 500’ of the Protected Ridge Line.

### **ESL Development Intensity Within The Hillside Landform**

Per Zoning Case #31-ZN-92, approved by City Council October 5, 1992, Section III.C, Density, “Buildings may cover an aggregate area of fifty (50) percent of the Overall Site excluding uncovered patio terraces, walkways, driveways, parking areas or garden walls, but including covered patios for each unit.” The aggregate improvements for this proposed subdivision, including all buildings, roadways, drives, patios, both covered and uncovered and walls cover only twenty seven (27) percent of the total parcel.

### **Existing Amended Development Standards**

The existing Amended Development Standards approved for the R-4R Zoning Districts at Desert Mountain under Case #31-ZN-92 shall apply to the R-4R portions of this project.

### **City Council Approvals**

Stipulation #3 of zoning case #31-ZN-92 and stipulation #3 of zoning case #31-ZN-93 require that the site plan for this project be approved by the City Council since development is proposed within the R-4R zoning District.

Stipulation #5 of zoning case #31-ZN-93#2 and Stipulation #5 of zoning case #31-ZN-93 require that the site plan for this project be approved by the City Council subsequent to approval by the Development Review Board since development is proposed within the Hillside Landform. As has been done on previous subdivisions within Desert Mountain, this site plan will be submitted to the City Council for approval to satisfy this stipulation at the same time the City Council reviews the Final Plat.

### **Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment**

The community design theme that includes streetscapes, landscaping, monument signage, retaining walls, drainage structures, bridge structures, lighting and other community design elements will be in conformance with the approved Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment previously approved by the Development Review Board, unless otherwise specifically noted in this application. For example, this application requests approval of four new types of retaining walls that are specific to this subdivision, which were not approved as part of the overall Saguaro Forest MEDCP but some of which have been **approved and built** in previous subdivisions within Saguaro Forest.

### **Entry Features / Site Elements / Landscaping**

As noted above, this project is covered by The Saguaro Forest Master Environmental Design Concept Plan (MEDCP) Amendment. The MEDCP includes aesthetic treatment of entry features, gates, mailboxes, bridges, major drainage structures, retaining walls, lighting and landscaping. In general, our goal for the Saguaro Forest is to utilize materials and colors that harmonize with the natural desert environment, yet at the same time provide a slightly unique flavor from the rest of Desert Mountain.

Over the last twenty years, Desert Mountain Properties has evolved one of the finest revegetation programs in the Sonoran Desert. This experience allows our landscape crews to revegetate areas disturbed by construction in a manner that appears natural upon maturity and blends seamlessly with the natural, undisturbed landscape. The natural desert planting will be carried up to the site walls of the homes on the view side, while entry, patio and side yard areas of the homes will be enhanced desert landscaping consisting of native plants and non-indigenous, desert-type, accent and flowering plants. The landscape palette, design concept and methodology for revegetation is approved as part of the Saguaro Forest MEDCP Amendment. Desert Mountain Properties requests that landscape and irrigation plans not be required with the final plans submittal for this subdivision and instead the revegetation landscape program described in the Saguaro Forest MEDCP Amendment be stipulated and utilized.

### **Colors and Materials**

The colors and materials for this project will be in conformance with the approved Saguaro Forest MEDCP. Therefore, a separate color and material board has not been submitted with this application.

### **Cuts and Fills / Retaining Walls**

Due to the rugged and rolling terrain within portions of the Saguaro Forest, cuts, fills and grading conditions require creative treatment. As shown on the Cuts and Fills site plan, there are a few areas of cut in excess of twenty feet and fill in excess of fifteen feet, but given the significant topographic change and rugged terrain, it is amazing that so few areas of cut or fill exceed these amounts. In most cases, the impact of these larger cuts or fills has been mitigated.

Very similar to the recently platted Saguaro Forest Part-Eleven and Saguaro Forest Part-Twelve, significant cut and fill conditions are mitigated through the use of retaining walls. The retaining walls, which vary in height based on the specific site conditions, will conceal a large portion of the cut condition. Portions of the cut, above or on the side of the retaining walls, will be naturally contoured and revegetated in such a manner as to match the character of the natural desert upon maturity.

These retaining wall configurations are used to best minimize the potential cut scaring and excessive fill slope. There are five (5) types of retaining walls proposed for this project. The first being a standard uphill retaining wall, varying in height, but with a design concept that was approved in the Saguaro Forest MEDCP. Due to unique circumstances within the terrain, the four new retaining wall types, although similar to walls designed and built in previous Saguaro Forest subdivisions, will be introduced into this project as a method to minimize the impact of large exposed cuts or fills. The second retaining wall is a double-tiered uphill retaining wall that consists of two walls varying in height. The third retaining wall is comparable to the second only consisting of an additional wall making a triple-tiered uphill retaining wall. The fourth and fifth, as detailed in this application, are a single downhill and a double-tiered downhill retaining wall varying in height. The locations of these retaining wall types are not visible from off-site and will not even be visible from a majority of Desert Mountain.

While it may seem that these are tall retaining walls, the reality is that when placed against the natural terrain, these new wall types are not out of scale as proven in the similar multiple tiered walls previously built in Saguaro Forest. For example, a double tiered uphill retaining wall with a combined height of 20' is not that tall when you consider that the hillside behind rises 50' to 75' or more. The scale of these new wall types is very appropriate for the scale of the natural terrain. Since the new retaining wall types were not included in the previously approved Saguaro Forest MEDCP, Desert Mountain **requests specific approval** by the Development Review Board as part of this application.

### **NAOS**

Due to the low-density of this application, sufficient NAOS will be provided for this project in common tracts as well as on-lot NAOS. The NAOS calculations show an NAOS requirement of 39.876 acres and a preliminary NAOS available of approximately 42.339 acres (**which is over 70% of the "development area" of the site**). A final, graphic, non-dimensioned NAOS exhibit

will be submitted to the City for approval to clearly document the on-lot NAOS requirements for each lot at the time of Final Plat.

Desert Mountain Properties reserves the right to deposit any excess NAOS in the Desert Mountain Master NAOS Bank.

### **Phasing**

Although shown and intended to be a single phase of development, due to environmental constraints, this project may be developed in two phases.

If this project were developed in two phases, it would be divided as follows:

- First Phase – Lots 16 through 20 (inclusive)
- Second Phase – Lots 1 through 15 (inclusive)

### **Circulation**

The 1997 Desert Mountain Circulation Master Plan included modified street and driveway design standards that have evolved in response to the terrain and environmental conditions at Desert Mountain. Desert Mountain requests the use of these modified standards to ensure the highest environmental sensitivity in the design and construction of the streets and access ways within this project. These amended street and driveway design standards have proven on previous Desert Mountain projects to be highly successful in minimizing the visual impact of the street without hindering emergency, service or utility access.

In addition to the modified street design standards of the 1997 Desert Mountain Circulation Master Plan, Desert Mountain requests approval of the use of a minimum sag curve K-value of 10. As previously approved on other Desert Mountain Projects and as documented in our letter to the City of May 17, 1999, the use of these reduced K-values will significantly reduce the impact of development by minimizing cuts, fills and grading conditions.

Desert Mountain **requests specific approval** by the Development Review Board and the Transportation Department of these standards as part of this application.

### **Shared Residential Driveways**

As per the submitted site plan, this application proposes three (3) Shared Residential Driveways. These shared driveways will be located within a Common Access Easement (C.A.E.), and all drives are less than 300' long. The following lots have Shared Residential Driveways as listed below:

<u><i>Lots Served</i></u>	<u><i>Length</i></u>	<u><i>Drive Width</i></u>
6 & 7	± 250'	16'
11 & 12	± 130'	16'
13 & 14	± 270'	16'

The desire to use Shared Residential Driveways was to simply reduce the environmental impact that would otherwise be caused by a standard street. The use of a Shared Residential Driveways to serve these lots results in less grading, less cut, less fill, fewer retaining walls, less paving and significantly less visual impact.

To mitigate potential concerns of these Shared Residential Driveways, the following measures have been taken, and are shown on the submitted site plan:

- Emergency vehicle turnarounds are provided at logical intervals, as shown on the submitted site plan.
- It is understood that sanitation pickup by the City of Scottsdale will be limited to dedicated streets within Tracts and that the City of Scottsdale will not access the Shared Residential Driveways for sanitation collection. This has not been a problem in the past at Desert Mountain since Desert Mountain Properties discloses to its potential buyers this condition. Future homeowners will also have the option of contracting with private sanitation collection services, which typically are willing to access up to the home along the shared driveways.

With this application, Desert Mountain Properties **requests that each Shared Residential Driveway, as shown on the submitted site plan, be approved** by the Development Review Board and Scottsdale Fire Department in order to minimize the impact of an otherwise full street in this visually and environmentally sensitive area.

### **Emergency and Fire Access**

Based on a several preliminary meetings with Rural-Metro in the year 2004, this application proposes several design solutions recommended by Rural-Metro. These design solutions include the following:

#### **Streets / Infrastructure**

- Street grades and design standards shall conform to the Desert Mountain 1997 Circulation Master Plan, including any amendments or revisions, as noted above. Street design profiles have been included in this application so that Scottsdale Fire can approve the proposed grades and grade lengths as part of this Development Review Board approval. This specifically includes the ability to use street grades up to 17% as allowed under the Desert Mountain 1997 Circulation Master Plan.
- The potable water system shall be designed to ensure that there is not a “dead end” waterline longer than 1200’. To accomplish this criteria, dual or parallel water lines may need to be installed. This water line shall be designed to maintain required fire flows in both parallel lines at all times. (Refer to Waster Design Report noted below.)

#### **Residential Driveways**

- Driveway grades and design standards shall conform to the Desert Mountain 1997 Circulation Master Plan, including any amendments or revisions, as noted above. This

specifically includes the ability to use driveway grades up to 17% as allowed under the Desert Mountain 1997 Circulation Master Plan.

- Emergency vehicle turnarounds will be provided on shared drives greater than 200' long, and operational platforms will be provided on drives greater than 200' long and on drives adjacent to streets with grades over 12%.
- Drives will meet the Fire department width requirement based on their lengths and access grades (typical minimum width is 16'), and in some cases, the widths will be greater than the minimum required.

With this application, Desert Mountain Properties **requests specific approval** by Scottsdale Fire Department of these proposed design solutions with this Development Review Board and Preliminary Plat application.

### **Water and Wastewater Design Reports**

As per the approved Water Master Plan and the Wastewater Master Plan, Desert Mountain is submitting design reports to demonstrate compliance with the Water and Wastewater Master Plans as well as provide additional details and information for the Water Department to review. Desert Mountain **requests specific approval** of these Water and Wastewater Design Reports with this Development Review Board and Preliminary Plat application.

### **Public Trail Easement**

A Public Trail Easement is provided along the west side of the project as required by the initial master plan zoning for Desert Mountain and as shown on the Circulation Master Plan. This easement will allow for a rural-standard, non-paved, multi-use, trail in accordance with City of Scottsdale standards.

The Public Trail Easement has been previously approved by the City of Scottsdale's Trail's Planner at the time Desert Mountain Phase III, Unit Forty-Two, Saguaro Forest- Part Twelve was recorded. Any area of trail that was not dedicated within that plat and crosses the proposed development will have the same language, text and format as used on previous portions of this trail and will be dedicated on the Final Plat.

### **Archeology Report**

Included in this submittal is the archeological report prepared by SWCA, Inc. dated January 2005 and an approval letter from the Department of The Army dated August 24, 2005 that indicates only one (1) isolated occurrence that was discovered within the boundaries of this proposed subdivision. The one archeological site (AZ U:1:409 (ASM)) is recorded and approved by the Department of The Army and the National Register of Historic Places (NRHP) as an ineligible site and therefore this one site does **NOT** warrant preservation or further investigation. Desert Mountain **requests specific approval** of the City's Preservation Department with this Development Review Board and Preliminary Plat application.



## **Closing**

This project will continue the success and high standards of quality-designed, developer-built, luxury-homes at Desert Mountain. With this application, Desert Mountain Properties requests Development Review Board approval and Preliminary Plat approval of The Saguaro Forest at Desert Mountain – Part Fourteen

# PRELIMINARY PLAT DESERT MOUNTAIN PHASE III, UNIT FORTY-THREE

(THE SAGUARO FOREST AT DESERT MOUNTAIN - PART FOURTEEN)  
LOCATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LAND DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 7, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 7 BEARS SOUTH 88 DEGREES 58 MINUTES 26 SECONDS WEST AT A DISTANCE OF 280.31 FEET;

THENCE NORTH 12 DEGREES 03 MINUTES 52 SECONDS EAST A DISTANCE OF 304.81 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF NORTH CHIRICAHUA PASS, A PRIVATE ACCESS-WAY ACCORDING TO THE FINAL PLAT OF "DESERT MOUNTAIN PHASE III, UNIT FORTY-TWO" (THE SAGUARO AT DESERT MOUNTAIN PART - TWELVE), A SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 731 OF MAPS, PAGE 32;

THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 17 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 68.32 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 17 DEGREES 10 MINUTES 45 SECONDS EAST A DISTANCE OF 237.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 19 DEGREES 50 MINUTES 26 SECONDS, A DISTANCE OF 84.58 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 250.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 92 DEGREES 02 MINUTES 44 SECONDS, A DISTANCE OF 32.13 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE SOUTH 54 DEGREES 48 MINUTES 04 SECONDS EAST ALONG SAID TANGENT LINE, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 107.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 35 DEGREES 28 MINUTES 51 SECONDS, A DISTANCE OF 232.22 FEET;

THENCE ALONG A LINE THAT IS RADIAL TO SAID LAST CURVE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 02 DEGREES 49 MINUTES 35 SECONDS EAST A DISTANCE OF 45.00 FEET TO THE BEGINNING OF A CURVE THAT IS CONCENTRIC TO SAID LAST CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 355.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 35 DEGREES 28 MINUTES 51 SECONDS, A DISTANCE OF 207.45 FEET TO THE BEGINNING OF A TANGENT LINE;

THENCE ALONG SAID TANGENT LINE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 51 DEGREES 48 MINUTES 05 SECONDS WEST A DISTANCE OF 108.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 355.00 FEET;

THENCE NORTHEASTERLY TO NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 31.42 FEET;

THENCE ALONG A LINE THAT IS A RADIAL PROJECTION FROM SAID LAST CURVE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 51 DEGREES 48 MINUTES 05 SECONDS WEST A DISTANCE OF 3.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 38 DEGREES 43 MINUTES 54 SECONDS EAST A DISTANCE OF 52.85 FEET;

THENCE LEAVING SAID RIGHT OF WAY AND TRAVELING THE FOLLOWING COURSES AND DISTANCES:

SOUTH 58 DEGREES 45 MINUTES 14 SECONDS EAST, 81.03 FEET;

NORTH 74 DEGREES 49 MINUTES 07 SECONDS EAST, 34.85 FEET;

NORTH 31 DEGREES 21 MINUTES 41 SECONDS EAST, 82.81 FEET;

NORTH 74 DEGREES 47 MINUTES 40 SECONDS EAST, 158.02 FEET;

NORTH 75 DEGREES 07 MINUTES 55 SECONDS EAST, 352.01 FEET;

NORTH 51 DEGREES 37 MINUTES 38 SECONDS EAST, 845.54 FEET;

NORTH 42 DEGREES 48 MINUTES 07 SECONDS EAST, 212.42 FEET;

SOUTH 34 DEGREES 14 MINUTES 42 SECONDS EAST, 172.62 FEET;

SOUTH 68 DEGREES 08 MINUTES 14 SECONDS EAST, 306.82 FEET;

SOUTH 00 DEGREES 28 MINUTES 18 SECONDS EAST, 267.36 FEET;

SOUTH 07 DEGREES 43 MINUTES 53 SECONDS WEST, 187.49 FEET;

SOUTH 53 DEGREES 09 MINUTES 23 SECONDS WEST, 555.07 FEET;

SOUTH 35 DEGREES 09 MINUTES 28 SECONDS WEST, 226.47 FEET;

SOUTH 07 DEGREES 34 MINUTES 11 SECONDS WEST, 470.35 FEET;

NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, 437.91 FEET;

SOUTH 43 DEGREES 34 MINUTES 36 SECONDS WEST, 954.89 FEET;

SOUTH 48 DEGREES 31 MINUTES 02 SECONDS WEST, 213.85 FEET;

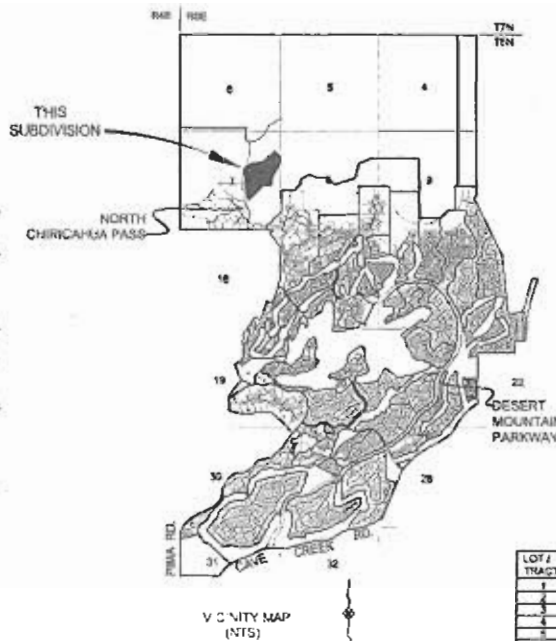
NORTH 14 DEGREES 18 MINUTES 24 SECONDS WEST, 324.16 FEET;

NORTH 08 DEGREES 28 MINUTES 54 SECONDS WEST, 740.87 FEET;

NORTH 12 DEGREES 32 MINUTES 02 SECONDS EAST, 153.48 FEET;

NORTH 34 DEGREES 24 MINUTES 41 SECONDS WEST, 287.07 FEET TO THE POINT OF BEGINNING,

CONTAINING 2,334,903.75 SQUARE FEET OR 53.55 ACRES MORE OR LESS.



## DEVELOPER:

DESERT MOUNTAIN PROPERTIES  
1054 EAST DESERT HILLS DRIVE  
SCOTTSDALE, ARIZONA 85258  
TEL: (480) 355-4000  
ATTN: KERRY BRUSH

## BASE OF BEARINGS:

BASE OF BEARINGS BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS S 88°58'26" W, HAVING A LINEAR DIMENSION OF 280.31'

LOT #	AREA (AC.)
1	1.89
2	0.24
3	0.19
4	0.06
5	0.06
6	0.06
7	0.06
8	0.06
9	0.06
10	0.06
11	0.06
12	0.06
13	0.06
14	0.06
15	0.06
16	0.06
17	0.06
18	0.06
19	0.06
20	0.06
21	0.06
22	0.06
23	0.06
24	0.06
25	0.06
26	0.06
27	0.06
28	0.06
29	0.06
30	0.06
31	0.06

## LEGEND:

Parcel Boundary	Parcel Boundary
Lot / Right of Way Line	Lot / Right of Way Line
Street Monument Line	Street Monument Line
Basement Line as Noted	Basement Line as Noted
Water Limits	Water Limits
Landform Line (Per 850.00 Map)	Landform Line (Per 850.00 Map)
Zoning Boundary (Approximate)	Zoning Boundary (Approximate)
Index Contour	Index Contour
Proposed Sewer Line	Proposed Sewer Line
Proposed Water Line	Proposed Water Line
V.C.B.	Viola Corridor Easement
P.U.E.	Public Utility Easement
S.A.E.	Sewer Line Easement
C.A.E.	Cross Access Easement
W.E.E.	Water Line Easement
D.E.E.	Drainage Easement
731-33	Book 731 of Maps, Page 33

## NOTES:

1. CITY OF SCOTTSDALE BENCHMARKS:

BRASS CAP MONUMENT SET FLUSH AT THE INTERSECTION OF DESERT MOUNTAIN PARKWAY AND 18TH PLACE IN THE SOUTHWEST CORNER, ENTRANCE OF UNIT 8, DESERT MOUNTAIN, (ELEVATION = 3203.08 NAVD 83)

BRASS CAP MONUMENT SET FLUSH AT THE INTERSECTION OF DESERT MOUNTAIN PARKWAY AND HONEY MESQUITE DRIVE IN THE SOUTH BOUND LAKE ENTRANCE OF UNIT 8, DESERT MOUNTAIN, (ELEVATION = 3048.08 NAVD 83)

2. PROJECT INFORMATION:

GROSS AREA = 58.55 ACRES

LOTS = 31

GROSS DENSITY = 0.34 UNITS/ACRE

NET DENSITY = 0.36 UNITS/ACRE

MINIMUM LOT SIZE = 0.06 ACRES

LARGEST LOT SIZE = 1.89 ACRES

AVERAGE LOT SIZE = 1.90 ACRES

ZONING = R-1-35 BSL (TRACTS 8 & C ONLY) & R-4-4 BSL (ALL LOTS)

3. UTILITIES:

SEWER: CITY OF SCOTTSDALE  
WATER: CITY OF SCOTTSDALE  
POWER: ARIZONA PUBLIC SERVICE  
GAS: SOUTHWEST GAS CO.  
TELEPHONE: QWEST  
CATV: D-CABLEVISION

4. NON-MAG. STANDARD STREET NAMES HAVE BEEN APPROVED FOR USE WITHIN THE SAGUARO FOREST BY THE CITY OF SCOTTSDALE.

5. THIS PRELIMINARY PLAT IS SUBJECT TO THE APPROVED SAGUARO FOREST MASTER ENVIRONMENTAL DEVELOPMENT CONCEPT PLAN (JULIO C.P.) AMENDMENT.



10540 E. Desert Hills Drive  
Scottsdale, Arizona 85258  
480-355-4000  
FAX 480-355-4000



REV	DATE	BY	DESCRIPTION



4722 N. 28th Street, Suite 200 Phoenix, AZ 85018-4803  
Phone (602) 543-9411 Fax (602) 543-9411 Web: www.gannett.com

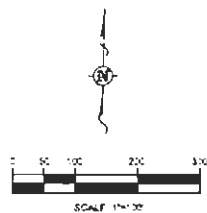


DESIGNED BY	JAB
CHECKED BY	JAB
DESIGNED BY	BBV
SCALE	AS SHOWN

323-PA-2005	DESERT MOUNTAIN, UNIT FORTY-THREE THE SAGUARO FOREST AT DESERT MOUNTAIN PRELIMINARY PLAT SITE PLAN	OF PROJECT NO. 48113 DATE RECD 11/4/05 SHEET NO. 1 OF 3 Copyright 2005 G.F.
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20-PP/95-DR-2005  
11/07/05





10000 E. Grand Hills Drive  
Scottsdale, Arizona 85252  
480-595-4000  
FAX 480-595-4050



REV	DATE	BY	REVISIONS	
			DESCRIPTION	DATE



**Connell Fleming**  
4732 N. 28th Street, Suite 200 Phoenix, AZ 85018-0002  
Phone (602) 953-0817 Fax (602) 953-0817 Web: www.cfl.com

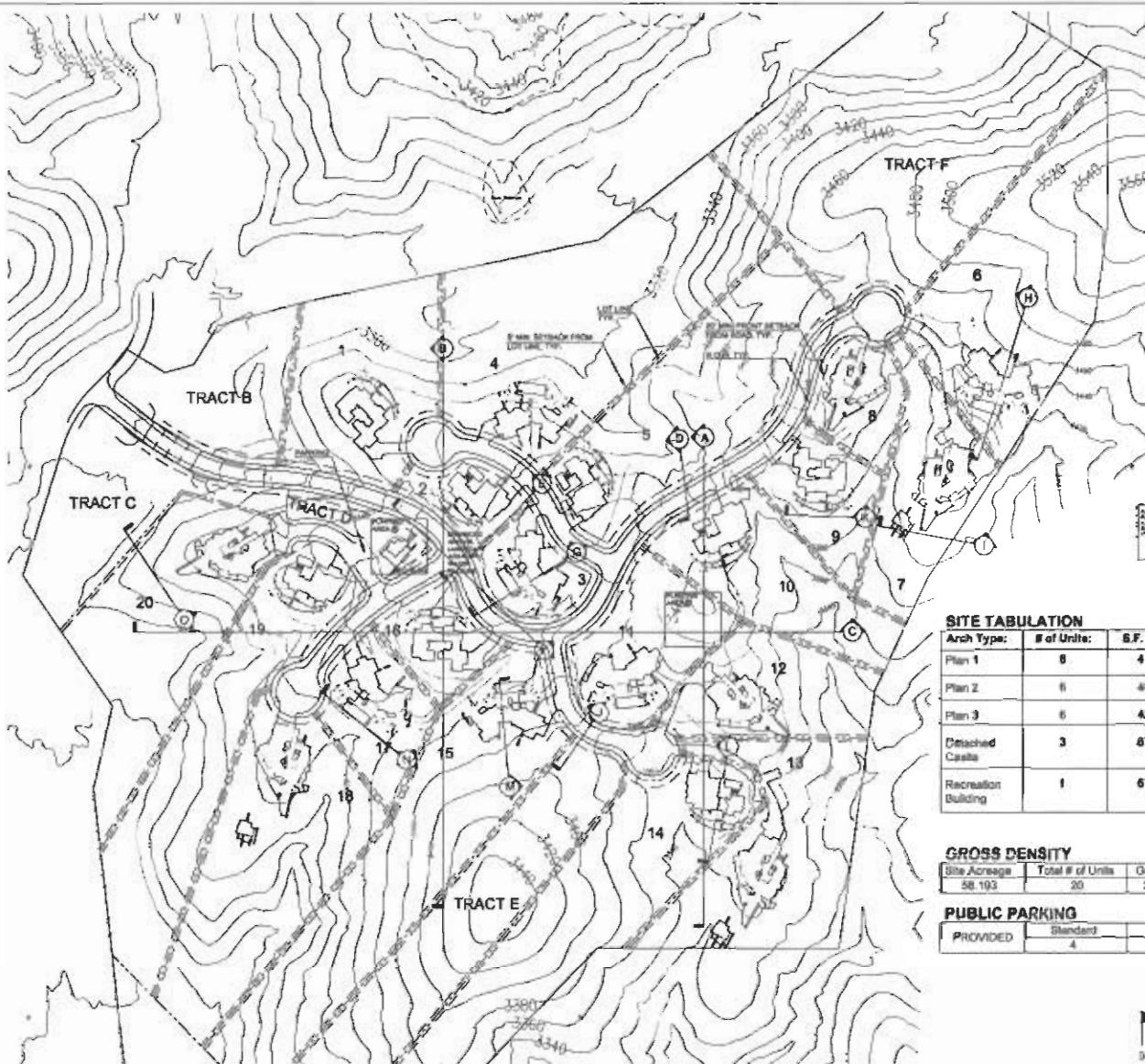


DESIGNED BY	JWS
DRAWN BY	JWS
CHECKED BY	SDV
NOTES	AS SHOWN

333-PA-2005  
DESERT MOUNTAIN, UNIT FORTY-THREE  
THE SAGUARO FOREST AT DESERT MOUNTAIN  
**PRELIMINARY PLAT**  
**SITE PLAN**

PROJECT NO.	48113
DATE	11/04/05
SHEET NO.	3 OF 3
Drawn by	Connell Fleming

**20-PP/95-DR-2005**  
11/07/05



#### SITE TABULATION

Arch Type:	# of Units:	S.F. of Unit:
Plan 1	8	4118
Plan 2	6	4048
Plan 3	6	4389
Detached Casita	3	875
Recreation Building	1	670

#### GROSS DENSITY

Site Acreage	Total # of Units	Gross Density
58.193	20	2.91 DU/AC

#### PUBLIC PARKING

PROVIDED	Standard	Handicap
	4	1

Part 1

Part 2

Part 3

Detached Casita (Lots 7, 12, 18)

Recreation Building

Section Callout (Refer to following sheets)

SCALE: 1"=100'



10000 E. Desert Hills Drive  
Scottsdale, Arizona 85256  
480-351-4000  
FAX 480-351-4000



REV	DATE	BY	DESCRIPTION



DTJ DESIGN  
1000 E. McDowell Ave.  
Suite 100  
Phoenix, Arizona 85001  
FAX 602-251-1000  
www.dtdesign.com

DATE: 11/07/05	DESIGN: 11/07/05
PROJECT: 20-PP/95-DR-2005	REVISION: 1A

DESERT MOUNTAIN, PARCEL 3  
THE SAGUARO FOREST AT DESERT MOUNTAIN  
**SITE PLAN**

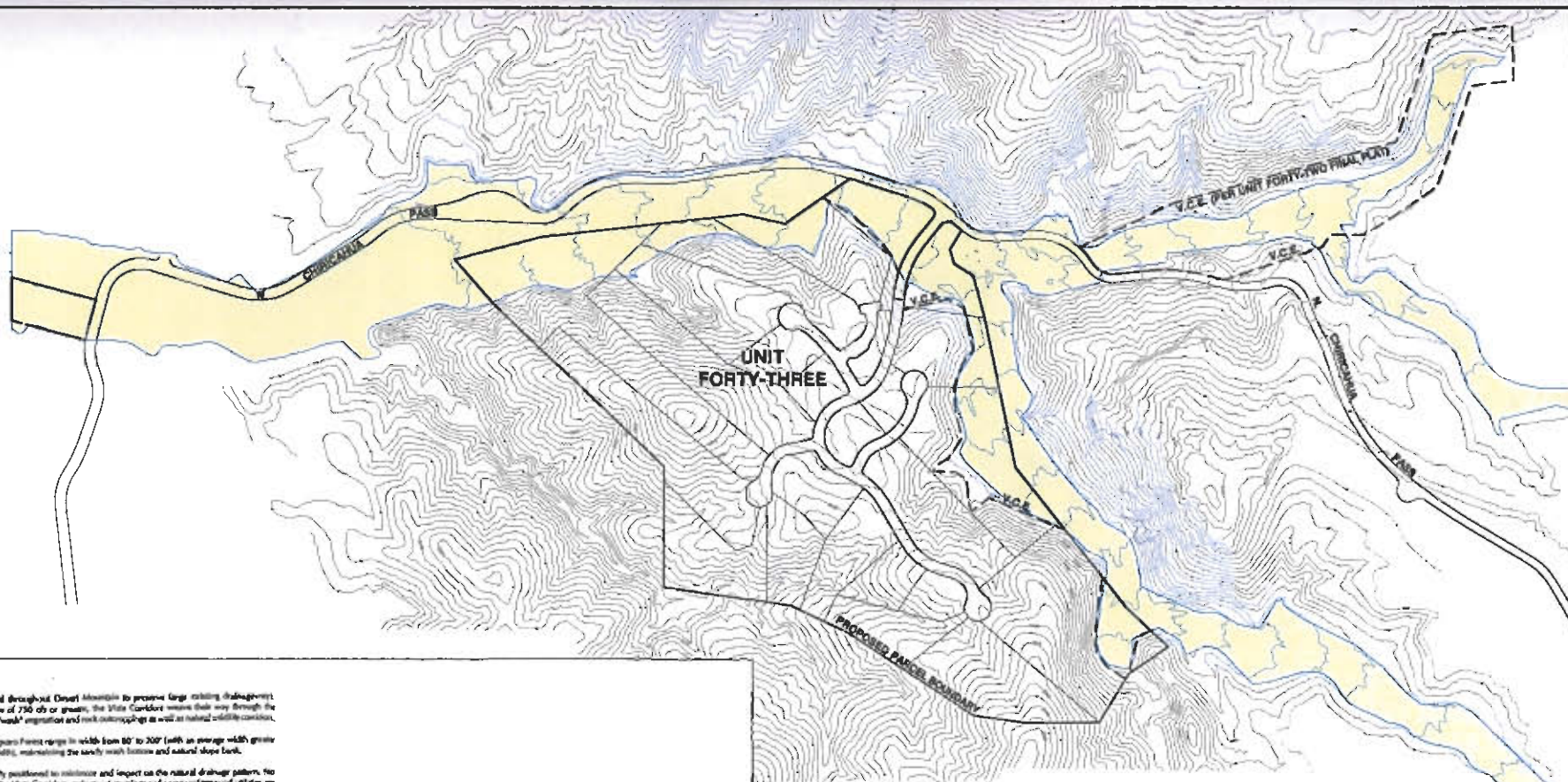
DATE: 11/07/05	DESIGN: 11/07/05
PROJECT: 20-PP/95-DR-2005	REVISION: 1A

20-PP/95-DR-2005  
11/07/05







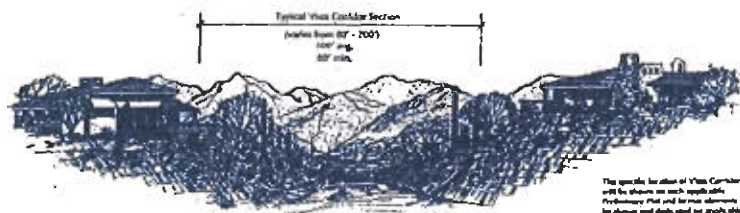


#### Vista Corridor Concept

Vista Corridors have been created throughout Desert Mountain to preserve large existing drainage patterns. Established on watersheds with a flow of 750 cfs or greater, the Vista Corridors ensure daily flow through the neighborhood preserving natural "wash" vegetation and rock outcroppings as well as natural wildlife corridors.

The Vista Corridors within The Saguaro Forest range in width from 80' to 200' (with an average width greater than 100' and an 80' minimum width), maintaining the sandy wash bottom and natural slope bank.

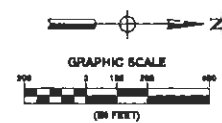
Lot and street have been carefully positioned to minimize and impact on the natural drainage pattern. No building envelopes encroach into the Vista Corridors, only street coverings and some underground utilities are allowed to disturb the Vista Corridor in limited areas.



VISTA CORRIDOR SECTION

The specific location of Vista Corridors will be shown on each specific Preliminary Plan and for final alignment, will be shown and described on applicable Final Plans.

LEGEND  
 --- VISTA CORRIDOR SEGMENT  
 --- SIDE WASH BY OTHERS



DESERT MOUNTAIN  
 10000 E. Grand Pkwy. Suite 100  
 Scottsdale, Arizona 85258  
 480-440-4000  
 FAX 480-440-4000



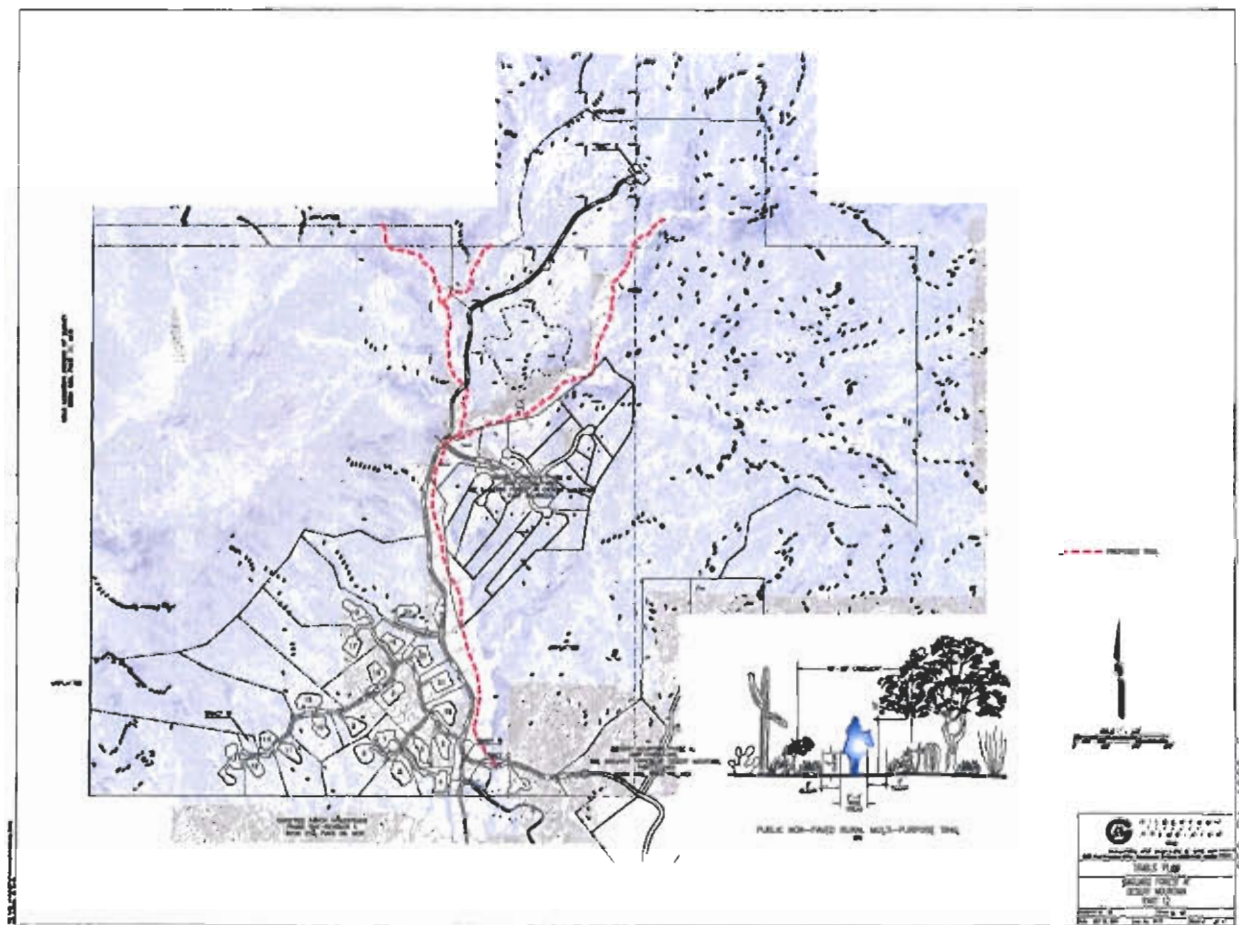
NO.	DATE	BY	REVISIONS

**Connett Fleming**  
 6700 N. 24th Street, Suite 200 Phoenix, AZ 85016-4800  
 Phone (602) 853-0317 Fax (602) 853-0318 www.cfl.com

DESIGNED BY: E. VAGHTE  
 DRAWN BY: L.A. DOLLER  
 CHECKED BY: N. SCHREIBER  
 SCALE: 1"=100'

DESERT MOUNTAIN, UNIT FORTY-THREE  
 THE SAGUARO FOREST AT DESERT MOUNTAIN  
**VISTA CORRIDOR  
 SITE PLAN**

PROJECT NO: 48113  
 DATE: 06/04/05  
 SHEET NO: 11 OF 105  
 Connett Fleming

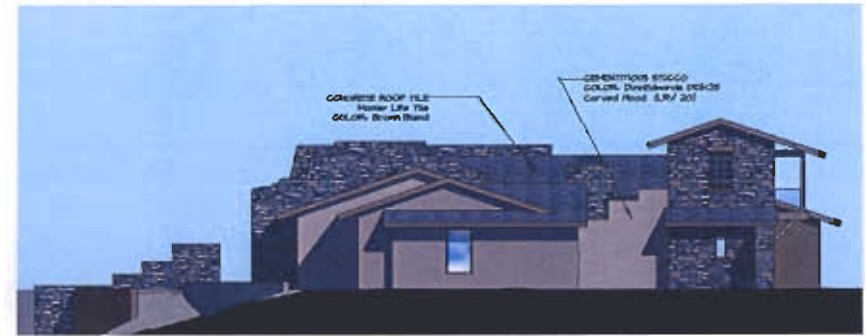


20-PP/95-DR-2005





**LEFT ELEVATION OPTION**  
SCALE: 1/8"=1'-0"  
ONE STORY CASITA +  
SIDE LOAD GARAGE



**LEFT ELEVATION**  
SCALE: 1/8"=1'-0"



**FRONT ELEVATION OPTION**  
SCALE: 1/8"=1'-0"  
ONE STORY CASITA +  
SIDE LOAD GARAGE



**FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



10400 E. Camel Hwy Drive  
Buckeye, Arizona 85326  
480-395-4000  
FAX 480-395-4200



REV	DATE	BY	DESCRIPTION



ARCHITECTURE  
INTERIOR  
LANDSCAPE  
DESIGN  
10400 E. Camel Hwy Drive, Suite 100  
Buckeye, Arizona 85326  
TEL 480-395-4000  
FAX 480-395-4200  
www.dtgdesign.com

DESIGNED BY	DTJ DESIGN
DRAWN BY	DTJ DESIGN
CHECKED BY	2003003.14

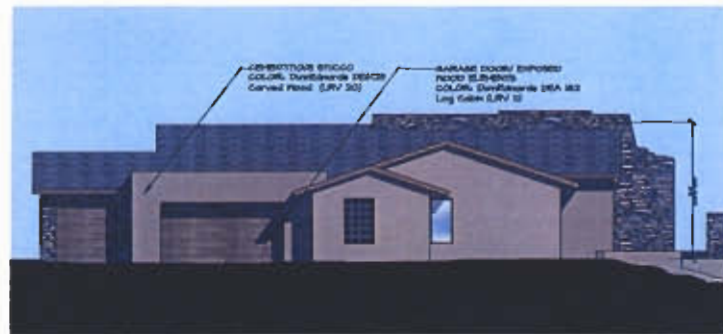
DESERT MOUNTAIN, PARCEL 3  
THE SAGUARO FOREST AT DESERT MOUNTAIN

**PLAN 1**

PROJECT NO.	88113
DATE ISSUED	11/07/05
SHEET NO.	

**20-PP/95-DR-2005**

11/07/05



○ **RIGHT ELEVATION OPTION**  
SCALE: 1/8"=1'-0"  
ONE STORY CASITA &  
SIDE-LOAD GARAGE



○ **RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"



○ **REAR ELEVATION**  
SCALE: 1/8"=1'-0"



5500 S. Desert Mesa Drive  
Scottsdale, Arizona 85267  
480-480-4200  
FAX 480-480-4300



REV	DATE	BY	REVISIONS



DESIGNER:  
ARCHITECT:  
PROJECT NO.: 2010053.1  
DATE: 11/07/05  
www.dtgdesign.com

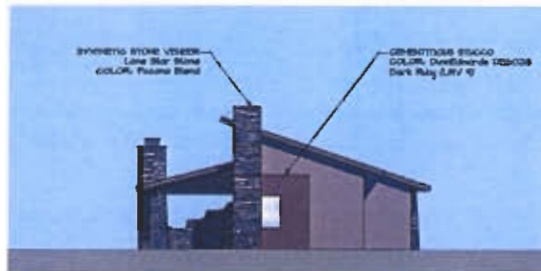
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DRAWN BY	DTJ DESIGN
CHECKED BY	2010053.1

DESERT MOUNTAIN, PARCEL 3  
THE SAGUARO FOREST AT DESERT MOUNTAIN

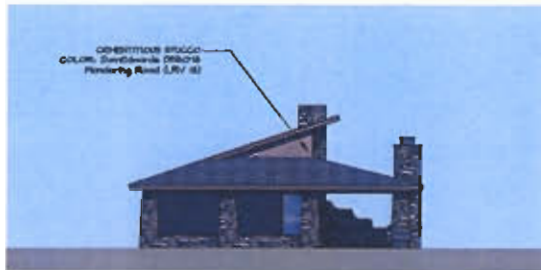
**PLAN 1**

DATE REVISION	4/11/05
DATE REVISION	4/11/05
DATE REVISION	4/11/05

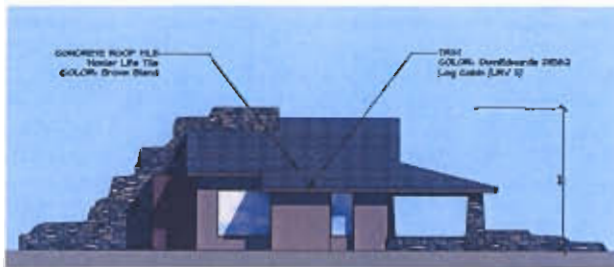
20-PP/95-DR-2005  
11/07/05



**RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"



**LEFT ELEVATION**  
SCALE: 1/8"=1'-0"



**REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**FLOOR PLAN**  
SCALE: 1/8"=1'-0"



15500 E. Desert Hills Drive  
Scottsdale, Arizona 85252  
480-355-4333  
FAX 480-355-4333



REV	REVISIONS	
	DATE	DESCRIPTION
1		
2		
3		
4		
5		



ARCHITECTURAL  
PLANNING  
INTERIOR DESIGN  
400 SOUTH 101  
101 WEST 101, SUITE 101  
PHOENIX, ARIZONA 85001  
P 602.955.1010  
WWW.DTJDESIGN.COM

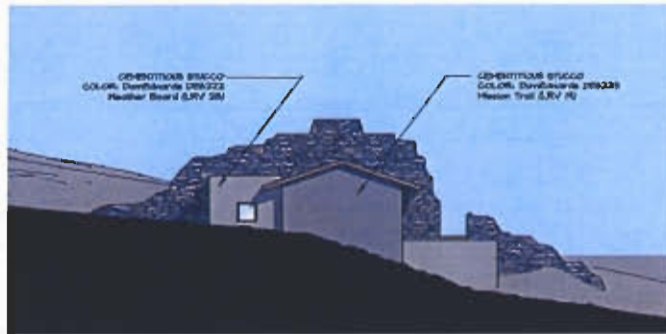
DESIGNED BY DTJ DESIGN  
DRAWN BY DTJ DESIGN  
CHECKED BY MICHAEL H.

DESERT MOUNTAIN, PARCEL 1  
THE SAGUARO FOREST AT DESERT MOUNTAIN  
**COMMUNITY BUILDING**

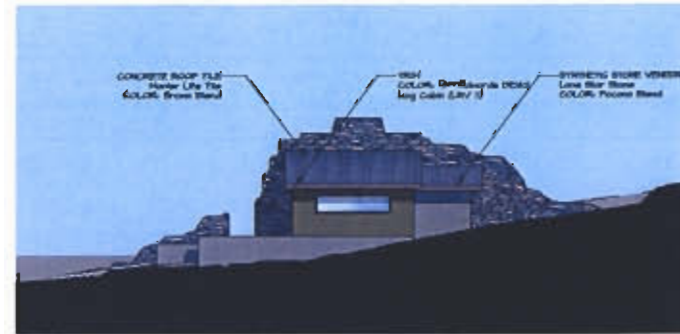
PROJECT NO. 48113  
DATE ISSUED 11/07/05  
SHEET NO. 20-PP/95-DR-2005

20-PP/95-DR-2005

11/07/05



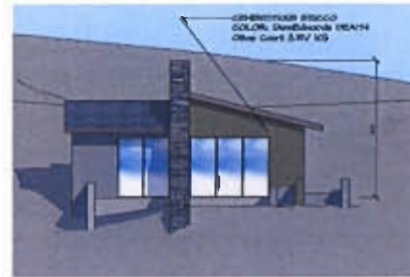
LEFT ELEVATION  
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RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



REAR ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 1/8"=1'-0"



FLOOR PLAN  
SCALE: 1/8"=1'-0"



10000 S. Desert Hills Drive  
Scottsdale, Arizona 85258  
480-350-4000  
FAX 480-350-4350



REV	DATE	BY	DESCRIPTION



10000 S. Desert Hills Drive  
Scottsdale, Arizona 85258  
480-350-4000  
FAX 480-350-4350

DESIGNER	DJS DESIGN
ARCHITECT	DJS DESIGN
PROJECT NO.	2002001.1.8

DESERT MOUNTAIN, PARCEL 3  
THE SAGUARO FOREST AT DESERT MOUNTAIN  
**CASITA**

PROJECT NO.	48113
DATE REVISION	11/07/05
REVISION	

20-PP/95-DR-2005  
11/07/05